

**IN THE MATTER OF THE APPLICATION OF
COMMUNICORE, LLC**

**FOR AMENDED SITE PLAN APPROVAL
FOR THE PROPERTY LOCATED AT**

**503 – 515 SOUTH WHITE HORSE PIKE
BOROUGH OF AUDUBON, NJ
BLOCK 47 – LOTS 1 & 1.02**

**BOROUGH OF AUDUBON
JOINT LAND USE BOARD
RESOLUTION OF
MEMORIALIZATION**

RESOLUTION NUMBER 2026-11

WHEREAS, Communicore, LLC, whose address is 18 West Stow Road, Marlton, New Jersey 08053, hereinafter referred to as the “Applicant”, is the owner of the property located at 503 - 515 South White Horse Pike, Audubon, New Jersey, which is also designated on the Tax Map of the Borough of Audubon as Block 47, Lots 1 and 1.02, hereinafter referred to as the “Property”; and

WHEREAS, the Applicant was represented by Richard F. Roy, Esquire of Boudwin, Ross, Roy, Leodori, PC, with offices located at 10000 Midlantic Drive, Suite 100E, Mount Laurel, New Jersey 08054; and

WHEREAS, the Property is located in the A-1 Business Zoning District; and

WHEREAS, the Property consists of a corner lot located at the Northeast corner of Yale Road and the White Horse Pike, with two hundred and seventy feet of frontage on the White Horse Pike and one hundred and seventy five feet of frontage on Yale Road upon which is situate a two-story masonry building with drive-thru facilities which is the site of a Mid-Penn branch bank facility; a three-story vacant building currently in the process of renovation, which

was the former site of the corporate offices for the bank; an asphalt parking lot containing forty-nine (49) parking spaces; walkways; landscaping; and associated site improvements; and

WHEREAS, the Applicant previously obtained use variance relief and site plan approvals permitting the renovation and conversion of the vacant, three-story office building into fourteen (14) residential apartments consisting of two (2) studio apartments; seven (7) one-bedroom apartments; and five (5) two-bedroom apartments as memorialized by Resolution 2024-12 dated August 14, 2024; and

WHEREAS, the Property currently includes nonconforming bulk conditions which the Applicant proposes to continue, *to wit*, the front yard setback to the existing vacant office building is 10.2 feet where Ordinance § 113-384(3)(c)(1) requires a minimum front yard setback of twenty-five feet (25'); the lot coverage is currently 71.3% where Ordinance § 113-384(3)(d)(2) mandates that the maximum permitted lot coverage is seventy percent (70%); and the height of the vacant office building proposed for conversion to residential apartments is fifty-six feet (56') where Ordinance § 113-384(2) mandates that the maximum permitted building height is thirty feet (30'); and

WHEREAS, the Applicant does not intend to alter or exacerbate the noted preexisting, nonconforming conditions as part of the proposed conversion of the vacant office building into residential apartments; and

WHEREAS, the Applicant proposes an amendment to their site plan whereby two (2) window wells will be altered to allow walk-out basement access in two (2) locations, which alterations require amended site plan approval; and

WHEREAS, Steven M. Bach, P.E., P.P., C.M.E., Engineer/Planner for the Joint Land Use Board of the Borough of Audubon, has submitted a report dated July 2, 2026, which report and requirements therein are incorporated herein by reference; and

WHEREAS, the Application came before the Joint Land Use Board of the Borough of Audubon for Public Hearing on Wednesday, August 12, 2026 with the following members being present: Mayor Robert Jakubowski; Commissioner David Alemi; Chairman David Thompson; Vice-Chairman, Mark Owens; Steve Connelly; Paul Hartstein; James Rossell, Jr.; and Kevin Moran, along with Steven M. Bach, PE, RA, PP, CME, Engineer for the Joint Land Use Board; Matthew P. Madden, Esquire, Solicitor for the Joint Land Use Board; and Lisa Baumann, Acting Secretary for the Joint Land Use Board; and

WHEREAS, the Applicant submitted with this application the following upon which the Board relied, in part, in rendering its decision:

- a. Application cover letter by Richard Roy, Esquire dated May 15, 2026.
- b. Borough of Audubon Land Development Application dated May 15, 2026.
- c. Borough of Audubon Land Development Checklist.
- d. Ownership Disclosure for Communicore, LLC.
- e. OPRA Request for Tax Certification.
- f. Minor Site Plan package prepared by Matthew J. Walsh, P.E. of Paulus, Sokolowski and Sartor, LLC dated March 28, 2024 consisting of the following two (2) sheets:
CS-1: Cover Sheet
SP-1: Minor Improvement Plan
- g. Proofs of Service and Publication of Public Notice.

- h. Correspondence from Mark Malinowski, P.E., Senior Project Manager, in response to review letter prepared by Board Engineer consisting of six (6) pages.

WHEREAS, the Board duly considered the application in detail, and

WHEREAS, appearing at the public meeting to testify on behalf of the application were Lee Hudson, authorized representative of Communicore, LLC, the Applicant herein and Mark Malinowski, P.E., Senior Project Manager, who were each duly sworn, along with the Board Engineer, and Mr. Malinowski being duly qualified by the Board, testified and responded to the questions from their counsel and the members of the Joint Land Use Board and Board Professionals; and

WHEREAS, testimony was taken from the Applicant and Applicant's representatives regarding the application, with such testimony being provided as follows:

1. The Board previously approved the Applicant's use variance application in 2024 permitting the conversion of the former bank office building into fourteen (14) residential apartments.
2. The present proposal is a minor modification of the plans previously approved by the Board.
3. Upon commencing construction, the Applicant discovered that they required alternate access to certain of the residential units.
4. The number of units proposed and the makeup of those respective residential units remains identical to what was approved by the Board in 2024.
5. The Applicant has no issues with the comments contained with the review letter prepared by the Board Engineer and will comply with all of those comments.

6. Originally, the Applicant proposed townhouse style units but the requirement that stairwells be carved out for those units was not possible to accommodate due to the steel structure of the existing building.
7. As a result of the above, the Applicant altered the interior floor plan to provide two (2) units on the first floor and two (2) units in the basement.
8. The two (2) basement units require secondary ingress and egress, so the Applicant is proposing window wells with walk-out patios for the basement units.
9. There will be grates on the window wells for safety purposes.
10. The window wells will include drains which are connected to a sump pump system.
11. All items noted in the review letter prepared by the Board Engineer as being waived for completeness only will be provided by the Applicant.
12. The amendment to the site plan requested is a minor change, will not impact the number or types of residential units, or the manner in which the site will operate.

WHEREAS, the meeting was opened to the public and, there being no members of the public who appeared to question the Applicant or to provide comments on the application, the public portion of the hearing was duly closed; and

WHEREAS, the Application was reviewed and discussed at length at the meeting; and

WHEREAS, upon Motion duly made by David Thompson and seconded by James Rossell, Jr. to grant amended site plan approval, the Joint Land Use Board of the Borough of Audubon unanimously approved the application by a vote of eight in favor and zero opposed (8-

0) based upon the sworn testimony of the Applicant and Applicant's representative, the Applicant's submission materials and the conditions as set forth above and hereafter.

The voting on the application was as follows:

Mayor Jakubowski:	Yes
Commissioner Alemi:	Yes
David Thompson:	Yes
Mark Owens:	Yes
Steve Connelly:	Yes
Paul Hartstein:	Yes
James Rossell, Jr:	Yes
Kevin Moran:	Yes

WHEREAS, The Joint Land Use Board of the Borough of Audubon makes the following findings of fact and conclusion of law with respect to the use variance sought by the Applicant and described herein, to wit:

1. The application and public notices are in proper order as required by statute and ordinance.
2. The Applicant is the owner of the Property and the Applicant, thus, has standing to pursue the approvals described herein.
3. The Applicant seeks amended site plan approvals permitting the alteration to the site plan described herein and in the Applicant's submissions and testimony.
4. The Applicant has demonstrated the requisite proofs in accordance with the Municipal Land Use Law and the Borough of Audubon land development ordinance for the granting of the amended site plan approvals.
5. The Joint Land Use Board of the Borough of Audubon grants approval of the requested amended site plan as more specifically described herein.

NOW THEREFORE BE IT RESOLVED that the Application of Communicore LLC for amended site plan approval as aforesaid and described herein is hereby approved as noted above.

BE IT FURTHER RESOLVED that the approvals are expressly conditioned and contingent upon (a) the Applicant complying with all testimony, submissions and representations made at the time of the public hearing; (b) the Applicant obtaining any and all necessary permits and outside agency approvals; and (c) the Applicant complying with any and all comments and conditions identified within the report dated July 2, 2026 prepared by Steven M. Bach, P.E., P.P., C.M.E.

BE IT FURTHER RESOLVED that the Applicant comply with all the other terms and conditions of the Zoning Ordinance and Building Code of the Borough of Audubon, and the Statutes of the State of New Jersey.

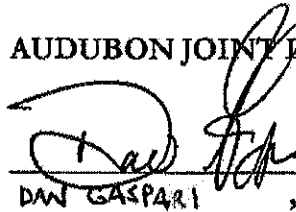
BE IT FURTHER RESOLVED that a copy of this resolution be forwarded to the Applicant following its adoption.

The foregoing is a true and memorializing resolution adopted by the Borough of Audubon Joint Land Use Board and is in accordance with its decision at its regular monthly meeting of August 12, 2026.

The effective date of this Resolution shall be September 9, 2026.

Dated: September 9, 2026

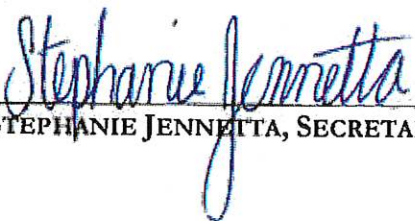
AUDUBON JOINT LAND USE BOARD


DAN GASPARI, ACTING-CHAIRMAN

CERTIFICATION

I hereby certify that the foregoing resolution is a true memorialization of the Joint Land Use Board hearing on this application held on August 12, 2026, as memorialized by the Joint Land Use Board of the Borough of Audubon at the regular meeting of the Joint Land Use Board held on September 9, 2026.

Dated: September 9, 2026


STEPHANIE JENNETTA, SECRETARY